

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:00 PM Thursday, October 11, 2007
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. ROLL CALL

The meeting was called to order and the following answered present: Robert Kelley, Chair; Shirley Carson; James Camp III. Nicholas Tranakas (arrived at 5:20 P.M.)

Absent: Quinn Fazio Goodchild, Vice Chair (schedule conflict)

Item 2. REVIEW AND APPROVAL OF THE OCTOBER 11, 2007 MEETING AGENDA

The Agenda was reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

Item 3. REVIEW AND APPROVAL OF THE SEPTEMBER 13, 2007 MEETING MINUTES

The Minutes were reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

1. Approval of Streamlined Annual Agency Plan & Public Housing Admissions & Continued Occupancy Policy (ACOP)

Copies of the PHA Agency Plan for 2008 and the ACOP for Public Housing were presented to the Commissioners during the September 13, 2007 board meeting. The plan was also discussed at the public hearing held at 6:00 PM, immediately following the Board meeting.

The E.D. reviewed the changes to the 2008 Agency Plan with the Board. The changes included:

- The revised ACOP
- Further redevelopment plans for:
The demolition of Dixie Court exterior (verbiage to be changed to demolition & disposition of 5.35 acres including 72 units of public housing.)
- Dr. Kennedy Homes, Oakpark Apartments & Sunnyland Homes

The E. D. recommended that the Board adopt **Resolution 1151** approving the PHA's Streamlined Annual Agency Plan for FY 2008, for submission to HUD. Commissioner Camp moved the approval of Resolution 1151; Commissioner Carson seconded. All voted in the affirmative.

The E. D. also recommended that the Board adopt **Resolution 1152** approving the Revised Public Housing Admissions & Continued Occupancy Policy for submission to HUD. Commissioner Camp moved the approval of Resolution 1152; Commissioner Carson seconded. All voted in the affirmative.

2. Purchase Order Approval

The E.D. discussed this item with the Board and requested a motion to approve the purchase of two (2) four (4) door trucks, totaling \$44, 000, to accommodate the Step-Up Apprentices at all times in seats with seat belts.

Commissioner Camp moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

3. Discussion on Redevelopment of Dr. Kennedy Homes and Other Public Housing Sites

This item has been discussed on previous Board agendas. The E.D. discussed the redevelopment of the following sites with the Board:

- Dixie Court – public housing
- Dr. Kennedy Homes – public housing

The Carlisle Development Group has been signed on as the developer for Dixie Court & Dr. Kennedy Homes.

Sites along the Sistrunk Corridor:

- Sunnyland Homes – public housing
- Oak Park – public housing (scattered sites)
- William Lindsey Apartments – affordable housing
- Graff Properties – affordable housing

The H/A will be requesting tax credits for Dr. Kennedy Homes and the sites along the Sistrunk Corridor in 2008.

The E.D. also requested Board approval to proceed with RFQ to procure developer for sites along the Sistrunk Corridor. Commissioner Camp moved the motion to approve the E.D. going forward with the RFQ for developer for 3 or 4 sites along the Sistrunk Corridor; Commissioner Carson seconded. All voted in the affirmative.

4. Stranahan Site Ribbon Cutting Update

The E.D. updated the Board on this item:

- One closing to complete
- Ribbon cutting ceremony scheduled for Saturday, October 20, 2007

5. Dixie Court Redevelopment

Attachment 1 was the copy of a memorandum summarizing the Dixie Court 1 transactions from Cohen Grigsby & Michael Syme, Attorney that handles all the redevelopment work.

Attachment 2, Resolution 1153, a Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale authorizing Dixie Court 1.

The E.D. discussed these items with the Board and requested Board approval for Resolution 1153.

Commissioner Camp moved approval of Resolution 1153; Commissioner Tranakas seconded. All voted in the affirmative.

The E. D. requested a motion to adjourn this portion of the meeting to discuss the Dixie Court GP, Inc. items.

Commissioner Camp moved the motion to adjourn the meeting of the HACFL temporarily; Commissioner Tranakas seconded. All voted in the affirmative.

Director Camp moved the motion to open the Dixie Court, GP, Inc. meeting; Director Tranakas seconded. All voted in the affirmative.

The special meeting of the Dixie Court GP, Inc. was called to order and the following resolutions were presented:

Agenda for the Special Meeting of Dixie Court GP, Inc.

Approving of Resolutions for Dixie Court 1

1. Approving Revitalization, Accepting Grant and Making Contribution
2. Approving Prior Lawful & Appropriate Actions in the Best Interest of the Dixie Court GP, Inc.

Director Camp moved the motion to approve resolutions 1 and 2 on the Dixie Court GP, Inc. Agenda; Director Tranakas seconded. All voted in the affirmative.

The foregoing items 1 through 2 were moved to be approved by the Board; duly seconded and unanimously adopted.

The Board called for the adjournment of the Dixie Court, GP, Inc. meeting and to reconvene the HACFL meeting.

Item 5. NEW BUSINESS

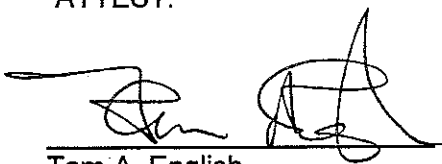
1. Draft Development Agreement for Dixie Court 111

The Dixie Court redevelopment project is an ongoing item. The E.D. discussed the draft development agreement for Dixie Court III with the Board. A final draft will be presented to the Board for review and approval at the next Board meeting.

There being no further discussion, the meeting was adjourned.


Robert P. Kelley, Chair

ATTEST:


Tam A. English
Executive Director/Secretary